

**RESOLUTION No. 221761**Adopted on SEP 5 1978

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That pursuant to California Public Resources Code,  
Section 21081, those findings entitled "Findings for 'Scripps  
Mesa Vista,' TM 78-140, Environmental Impact Report 78-01-32,"  
attached hereto and made a part hereof, are made with respect  
to the environmental impacts identified in Environmental Impact  
Report No. 78-01-32.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad  
Chief Deputy City AttorneyFCC:clh  
11/3/78  
Or.Dept.:Clerk  
61-78-1MICROFILMED  
00025

DESIGN • ENGINEERING • CONSULTATION

**AREVALO & SAFINO**  
of SAN DIEGO, INC.

STRUCTURAL  
AND SURVEYING

SAMUEL F. SAFINO  
NEIL J. ORMONDE  
WALTER F. BUTCHER, JR.

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JUL 11 1978

ENVIRONMENTAL QUALITY

July 11, 1978

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SAN DIEGO, CALIF.

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Environmental Quality Division  
Planning Department  
City of San Diego  
202 'C' Street  
San Diego, California 92101

SUBJECT: Findings for "Scripps Mesa Vista", TM 78-140  
Environmental Impact Report, 78-01-32

Gentlemen:

On behalf of the owner/subdivider, Penn Houston Company and their agent The Enterprise Management Group, we hereby submit the following findings which will provide evidence of mitigation measures in response to the above referenced EIR. It is our understanding that this information will provide the necessary documentation that would support a City decision to approve the subject project.

LAND USE COMPATIBILITY

Density: Even though R2-A zoning is being requested for Lots 1 and 2, the applicant will accept as a condition of Tentative Map approval a combined density of 393 Units in conformance with the proposed Scripps Miramar Community Plan or that allowed by an R-2 zone. Therefore, no conflict regarding land use intensity will be present and no additional mitigating measures will be required.

Plan Area Overlap: That portion of the site which lies within the Lago Dorado Community Plan area should logically be included within the Scripps Miramar Ranch Community Plan area as those boundaries should not conflict with ownership lines. This is not a significant issue; therefore, no specific mitigating measures are required.

Industrial Park Zoning: No conflict, therefore no mitigating measures necessary.

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two  
"Scripps Mesa Vista", TM 78-140

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#### TOPOGRAPHY AND VISUAL QUALITY

Due to its geographical location, the subject property has been designated "medium density", allowing 10 to 15 Units per net acre, and thereby providing for a "balanced" Scripps Miramar Community Plan. permits and approvals sought at this time do not specifically request an HR permit, but only zoning compatible with the designated land use together with a Tentative Map to legally separate the residential area from the industrial area. Any specific mitigating measures relating to ultimate land form should be considered when plans are submitted for review and permit. There are many various means by which this property could be sensitively developed; however, no specific concepts have been considered to date. The Tentative Map clearly states that no on-site grading is presently proposed and the HR overlay insures that future grading will be reviewed when permits are requested. Therefore, no mitigating measures are necessary as no impacts exist at this time.

#### BIOLOGICAL RESOURCES

There are no significant impacts; therefore no specific mitigating measures are necessary.

#### ARCHAEOLOGICAL RESOURCES

The draft EIR states that two significant archaeological sites are located on the subject property. The potential adverse impact, due to development of the property, on these sites will be avoided by requiring, as a condition of approval of the discretionary permits requested at this time, that the archaeological sites be salvaged as specifically described in the draft EIR. The applicant agrees with this requirement.

#### NOISE

There are no significant impacts; therefore no specific mitigating measures are necessary.

#### TRAFFIC CIRCULATION

The project provides the necessary right-of-way for the completion of the required improvements to Scripps Ranch Blvd. and its Northeasterly extension into the "Lago Dorado" Community Plan Area. This particular project will not create a significant adverse impact on traffic circulation; but will conversly add capacity to the collector road system serving the adjacent commercial property lying immediately Westerly of the subject property. No mitigating measures relating to traffic circulation appear necessary.

#### PUBLIC SAFETY

Regarding the possible inundation of Lot 3 due to a catastrophic dam failure, a study of any potential safety impacts from the reservoir should be identified and solutions proposed prior to the issuance of any development permits. However, these requirements should not be any greater for this property than those that may be imposed on other land

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RE: "Scripps Mesa Vista", TM 78-140

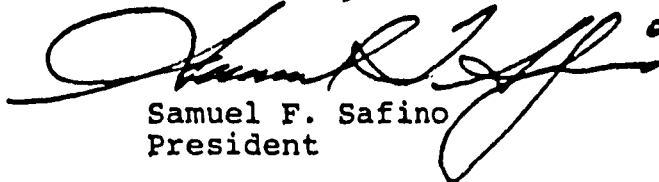
July 11, 1978  
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within the sphere of influence of the Miramar Reservoir. This requirement will reduce any possible impacts due to the potential hazard of a dam failure to an insignificant level.

In summary, this project is generally in conformance with the proposed community plan; it provides the necessary element of a balanced community plan; and, no significant impacts will remain or go unmitigated as reflected in the above findings.

Very truly yours,

AREVALO & SAFINO  
of San Diego, Inc.



Samuel F. Safino  
President

SFS:kmb  
cc: The Enterprise Management Group  
ATTN: Jack Northrup

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Passed and adopted by the Council of The City of San Diego on SEP 5 1978,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON  
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, California.

By Betty Goodberg, Deputy.

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